

**Price on request**

**Contact agency**

**Accueil Immobilier**

61 Quai Colbert

30240 Le Grau-du-Roi

04 66 53 53 99 / contact@accueilimmobilier-  
legrauduroi.fr

**For sale last floor**

**1 room**

**Surface : 25 m²**

**Exposition :** Nord ouest

**View :** Port

**Hot water :** Individuelle électrique

**Inner condition :** GOOD

**Building condition :** GOOD

**Features :**

double glazing, gated

1 shower

1 WC

**Energy class (dpe) :** F

**Emission of greenhouse gases (ges) :** C



**Last floor 3165 Le Grau-du-Roi**

Studio cabin apartment with windows on both sides, located on the 1st and top floor facing the harbor. Side view of the sea and the lagoon, sold fully furnished. Balcony, bathroom with shower, separate kitchen, double glazing. Small secure residence with volunteer management and no fees. Direct access to the harbor, shops on site, about 100 m from the train station and 300 m from the beach.

Estimated rental income: €7,200/year

**Fees and charges :**

Annual current expenses 170 €

Well condominium

4 lots in the condominium

Document non contractuel

